

again the units involved here being largely the Negro community. Study Area 5, involving almost all of the land outside the town limits that has been subdivided for residential use in recent years, was only 17.9% substandard. (These figures compared with substandard dwelling figures of the 1960 Census, 14.5% and 48.7% for Negroes, indicate a trend toward more substandard homes. Apparently many older homes have continued to decline, while new homes have not been built in sufficiently large number to offset this decline.)

In summary, the primary cases of substandard housing in the planning area are (1) large, older homes that are now poorly maintained, (2) "mill houses" that were built on small lots (these houses and neighborhoods have been allowed to rundown), (3) old poorly maintained frame rural homes, and (4) small, poorly constructed and maintained homes in the Negro community. Basic facilities such as water and sewer are lacking in some of these areas, particularly in the Negro community, and while there are few unpaved streets there are several paved streets that are narrow and poorly lighted. There are few sidewalks except along Main Street. These factors, together with some poorly platted streets and lots, low income and an apathetic view toward property maintenance are apparently the most basic reasons for the existing residential blight.

It was recommended in the Population and Economic section of this report that a Housing Commission be established in Maiden to focus attention on the local housing needs. This commission should be able to determine if a public housing program -- to supply low-rent housing to families with low income -- is needed here. (There is some indication to that effect, but more information is needed. The forthcoming Neighborhood Analysis will pinpoint some causes of blight in Maiden and will offer recom-